

# **JUNE LAKE**



**COMMUNITY  
DESIGN**

## **JUNE LAKE COMMUNITY DESIGN GUIDELINES**



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Design Guidelines are available online at: [www.junelakeloop.com](http://www.junelakeloop.com)



Workshop participants  
identified the small  
cabins on small lots  
as unique elements of  
June Lake



**CDC Design Guideline Workshop  
June 2001**



During the community character  
workshop residents identified  
the importance of the view  
across Gull Lake



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1.	Workshop Summaries
2.	Design Guideline Checklist

## 1.0 Introduction

This section provides background on the purpose, process and organization of the Guidelines and the relationship to other documents and policies.

The June Lake Community Design Guidelines are organized into four sections. These include:

- 1.0 Introduction
- 2.0 Community Structure
- 3.0 Commercial Core
- 4.0 New Neighborhood/ Resort
- Appendix 1 - Workshop Summaries
- Appendix 2 - Design Checklist



**Community Structure:** New development will be designed to visually link the existing neighborhoods of June Lake. The June Lake Loop is made up of the existing Village area and Down Canyon with new areas developing in between. The Rodeo Grounds and Highlands neighborhoods have the potential to link the community visually. Landmarks, views and vistas were identified as significant issues of the community. The Guidelines address these issues, as well as the street network, parks, open spaces, lakefronts and trails.

**Commercial Core:** This section focuses on the “main street” of the Village and the creation of pedestrian-scaled streets and amenities. Community gateway, building design and signage guidelines are used to illustrate the development potential for the Village.

**Neighborhood/Resort Design:** This section highlights guidelines for residential design, the Rodeo Grounds, streetscapes and housing options for residents.

**Appendix :** The appendix provides workshop summaries and an easy-to-use design guideline checklist for both reviewing development applications and for developers/builders to use when preparing their plans.

The Community Design Guidelines are intended to provide a framework for future development, as well as to clearly define the desired visual character of the area. The guidelines serve as a flexible tool for Mono County planners, developers, architects and others involved in land development. Through the use of these guidelines, the June Lake Community Design Committee hopes to effect new designs in a positive manner, leading stakeholders toward local objectives for the creation of a vibrant, spatially well-organized, visually attractive community.

The following summarizes key design goals for this document:

- Develop predictable and clear design requirements.
- Ensure an open process.
- Understand the unique character of June Lake.
- Create detailed visions.
- Write design guidelines to implement the vision.



## 1.1 June Lake Area Plan Vision

### COMMUNITY VISION

June Lake ultimately develops into a moderately sized, self-contained, year-round community.

#### OVERALL GOALS

- Contain growth in and adjacent to existing developed areas, and retain open-space buffers around each area.
- Provide residents with quality housing, and visitors with a wide array of housing alternatives.
- Provide community facilities that improve self-sufficiency and reduce the demand on facilities outside the area.
- Balance the rate of development with infrastructure construction.
- Improve the Loop's visual quality by enhancing existing structures, guiding future development and preserving scenic views.
- Conserve and enhance the Loop's natural, scenic and resources.

- Minimize safety risks while allowing for new growth.
- Strengthen the tourist economy by stimulating development of year-round recreation facilities, and retain a diversity of businesses while protecting natural and scenic resources.

#### KEY LAND USE CONCEPTS

- Well planned development retains June Lake's mountain community character.
- Growth is contained in and around existing developed areas.
- The Village is retained as the community's commercial core.
- Rodeo Grounds/West Village as a well coordinated resort with a balance of resident and visitor housing, including a major commercial/recreational node across from June Mountain.

- Conserve June Lake's mountain village and rural character.
- Emphasize the visual predominance of the natural environment.



**“Improve the loop's visual quality by enhancing existing structures, guiding future development and preserving scenic views”**  
- Resident



## 1.2 Process

### **CDC COMMITTEE:**

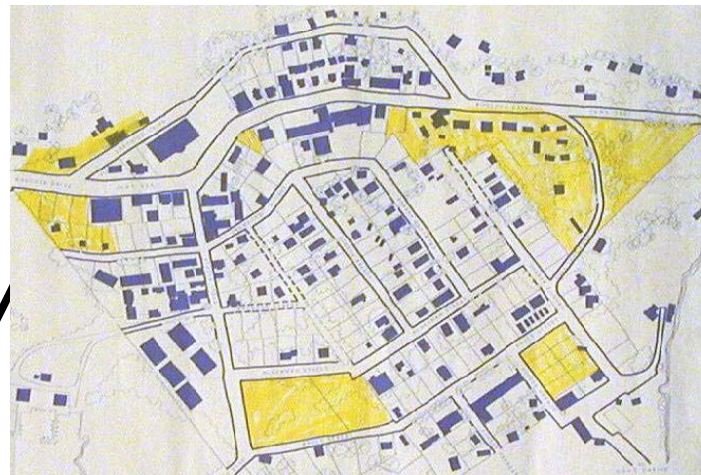
**Art Ronci, Chair**  
**Jim Davis, Vice Chair**  
**Jerry Allendorf**  
**Vikki Bauer**  
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**Robert Odle**  
**Danny Roberts**  
**Cheryl Rosenquist**  
**Dean Rosnau**  
**Bill Waite**  
**Carl Williams**

**Sites identified by the CDC as susceptible to development**

The preparation of the Guidelines involved a community-based planning process. The process was guided by a Community Design Committee (CDC) and included community workshops.

The Community Design Committee: The local county supervisor appointed 19 representatives to a CDC as sponsors for the process. The CDC included property and business owners, CAC members, members of the Chamber of Commerce, and other residents. The CDC was charged with community outreach, sponsoring workshops, acting as a “sounding board” for principles and concepts, and forwarding recommendations to the planning commission.

The community character workshop also identified and revised a list of issues and challenges in the community. Issues identified in the 2000 Collaborative Planning Team Report were reviewed and updated.



### **COMMUNITY ISSUES:**

- Property maintenance and standards
- Unightly overhead power lines
- Connect June Village to Community Center
- Connecting Gull Lake and June Lake
- Create a built form gateway to the village
- Accessible parking in the Village
- Safe walking/pedestrian and bicycle connections from the Village to the Rodeo Grounds and Down Canyon
- Affordable housing
- Protecting and maintaining views of all the lakes and Carson Peak
- Compatible architectural styles
- Fitting buildings into slopes and not breaking ridgelines
- Create model projects and don't force design guidelines

## 1.2 Process

### *Community Design Meetings and Workshops*

July 15, 1999	CAC Workshop
July 16, 1999	CAC Meeting
May 18, 2000	CAC Subcommittee Meeting
August 14, 2000	CAC Meeting
August 15, 2000	CAC Public Meeting-Rodeo Grounds
September 5, 2000	CAC Meeting
October 3, 2000	CAC Meeting, discuss CDC
November 6, 2000	CAC Meeting, discuss CDC
November 29, 2000	First CDC Meeting
<b>December 5, 2000</b>	<b><u>CAC Community Character Photography Assignment</u></b>
<b>January 10, 2001</b>	<b><u>CDC Community Character Workshop</u></b>
January 23, 2001	<b><u>CDC Workshop</u></b>
January 25, 2001	January 25, 2001 Mono County Planning Meeting
February 13, 2001	Design Phone Conference
February 15, 2001	Working Meeting CDC
<b>February 16,17 2001</b>	<b><u>CNU Community Design Workshop</u></b>
March 9, 2001	CDC Meeting
March 15, 2001	CDC Meeting-Rodeo Grounds
April 3, 2001	CAC & CDC Meeting
April 24, 2001	CDC Meeting
May 8, 2001	CAC & CDC Meeting
<b>June 5, 2001</b>	<b><u>CDC Finalize Guidelines Workshop</u></b>
<b>July 24, 2001</b>	<b><u>CDC Test the Guidelines Workshop</u></b>
<b>September 25, 2001</b>	<b><u>CDC Residential Guidelines Workshop</u></b>
October 9, 2001	CAC Meeting

**Community character workshop participants were given cameras and assigned to photograph significant elements of June Lake, January 2001**



**Congress for the New Urbanism(CNU) Community Design Workshop February 2001**



## 1.3 Policy Framework – Area Plan

### COMMUNITY DESIGN

The guidelines support existing land use policies for June Lake. They are intended to communicate the community's expectation for quality development. The guidelines are to be used in concert with the Mono County General Plan and the June Lake Area Plan.

Existing Area Plan community design policies:

- Maintain and improve June Lake's visual quality.
- Emphasize the visual dominance of the natural environment.
- Promote scenic views from commercial establishments.
- Link June Lake's community areas visually.

#### Community Design

Goal: To maintain and improve the visual quality of the June Lake Loop's environment by enhancing existing structures, guiding future development and preserving scenic views.

### OBJECTIVE A

To continue to preserve and maintain June Lake's mountain village and rural character through appropriate land development regulations and practices.

Policy 1: Establish architectural guidelines that maintain and enhance the scenic qualities of June Lake. A single architectural theme shall not govern development in the Loop; rather, the compatibility and scale of structures with the surrounding built and natural environments will be stressed.

Action 1.1: Develop and implement architectural guidelines for June Lake that apply to new construction, large-scale improvements to existing structures, and redevelopment projects.

Action 1.2: The County shall work with the community in developing a design review process that addresses undesirable design elements such as visually unrelieved parking areas, glaring lights, obtrusive site utilities, inappropriate scale, inconsistent additions, awkward building features, colors that clash with surroundings, inappropriate siding materials, and reflective surfaces.

Action 1.3: Provide a compatible architectural theme in the West Village/Rodeo Grounds area through the specific plan process.



**The Heidelberg was identified as an important focal point during the community character workshop**



## 1.3 Policy Framework – Area Plan

### OBJECTIVE A, CONTINUED

**Policy 2:** Maintain diligent control over signs in order to minimize visual impacts.

**Action 2.1:** Use signing policies found in the County-wide Scenic Highways Element to control undesirable signs or other advertising along the Highway 158 County-designated scenic corridor.

**Action 2.2:** Implement and enforce the County Sign Ordinance in June Lake.

**Action 2.3:** Prohibit the use of individual off-site advertising signs or billboards in June Lake, but work with the USFS, Caltrans and the business community to develop community kiosks at the strategic locations that promote individual businesses, yet do not harm the scenic qualities of the Loop.

**Policy 3:** Develop and implement a street-signing program that is compatible with the mountain/rural character of June Lake.

**Action 3.1:** Have the County work with the community in developing a Loop-wide street-signing program.

**Action 3.2:** Include appropriate street signs for off-site roadway improvement where appropriate.



**Workshop participants identified the June Lake Villager as an important landmark**

### OBJECTIVE B

Emphasize the visual predominance of the natural environment by minimizing the visual impact of the built environment.

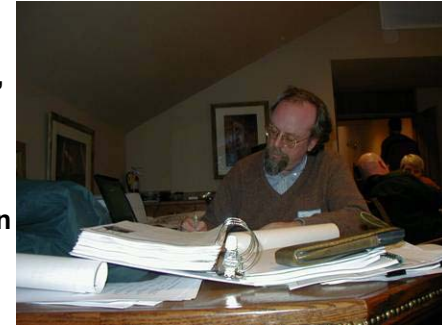
**Policy 1:** Minimize the obstruction of views into, out of and across major and minor visual elements of the natural environment as defined in the JLCAC Imagability Study.

**Action 1.1:** Use the June Lake Design Guidelines to evaluate visual obstruction of project proposals on major and minor features of the natural environment. At a minimum, this should include the location, the mass shape, and the materials and colors of signs and buildings.

**Policy 2:** Protect and enhance, where feasible, scenic vistas available from Highway 158 and other viewing areas.

## 1.4 Implementation

1. All projects should initiate design review early in the project design process, including preliminary meetings and consultation with staff.
2. Although single-family designs should consult and follow the Guidelines, the Guidelines are advisory only for individual single-family construction permits.
3. For discretionary permits, the decision-making body shall consult and apply the Guidelines. For controversial projects the Planning Commission or its staff may refer the project to the June Lake CAC for review and recommendation.
4. For large complex projects, such as specific plans, peer review procedures are required. Design experts will be retained by the County to review submissions for compliance with the Guidelines. The cost will be borne by the applicant.
5. The Guidelines shall be reviewed and updated annually.



**Design guidelines should be clear and concise**

### Drawings and Information that May be Required: Three Levels of Detail

YOUR NEIGHBORHOOD	YOUR SITE	YOUR BUILDING
<ul style="list-style-type: none"> <li>•Relationship of buildings to surroundings</li> <li>•Photographs of site and adjacent properties</li> <li>•Adjacent land uses</li> <li>•Drawing of significant views/viewsheds</li> <li>•In village core elevation of neighboring building types, including roofline and building height</li> </ul>	<ul style="list-style-type: none"> <li>•Topographical maps</li> <li>•Landscape plan</li> <li>•Parcel map</li> <li>•Map site features, topography, trees, wetlands and significant vegetation</li> <li>•Lighting plans</li> <li>•Site circulation and parking information</li> <li>•Site/building sections</li> <li>•Snow-storage areas</li> <li>•Project renderings</li> </ul>	<ul style="list-style-type: none"> <li>•Building footprints</li> <li>•Architectural elevations, including building height</li> <li>•Main building entrance</li> <li>•Proposed exterior materials and colors</li> </ul>

*The above drawings and information will be required for plan submission, determined through two public workshops with the CDC*

*“The Design Guidelines should be distributed and utilized as early as possible when there is a proposed development. In order to adequately address design concerns three levels of detail are required to explain how the proposal fits into the context of the neighborhood, how the buildings maximize the opportunities of the site and the building details.”* Quote from July 24 meeting

## 2.0 Community Structure

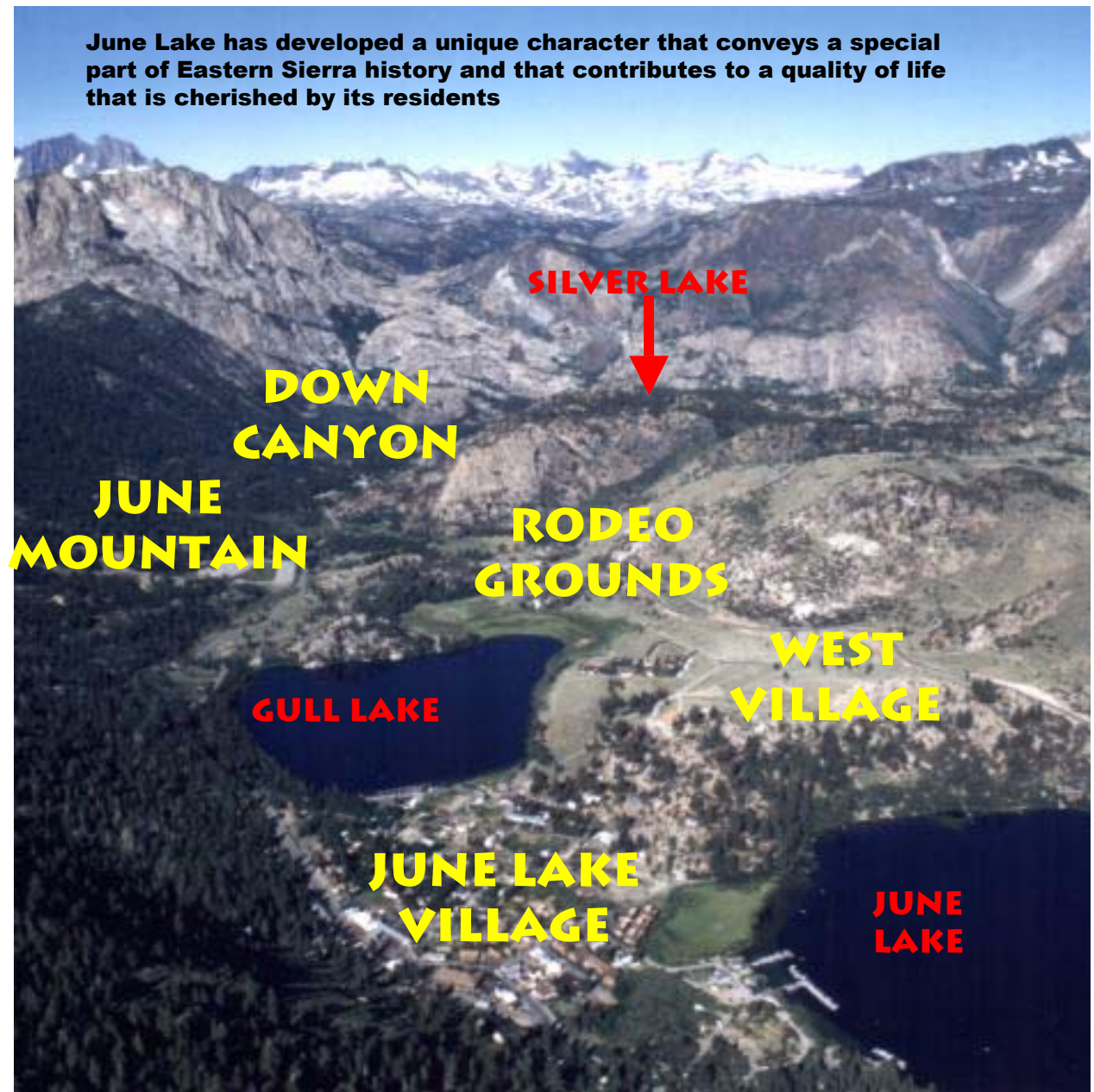
### INTRODUCTION

New development will be designed to visually and physically link the existing neighborhoods of June Lake. Community structure includes:

- 2.1 Community Character
- 2.2 Landmarks, Views and Vistas
- 2.3 Street Network
- 2.4 Parks, Open Spaces and Lakefronts
- 2.5 Trails



Community map located at trailheads, highway entrance and parking areas in Breckenridge



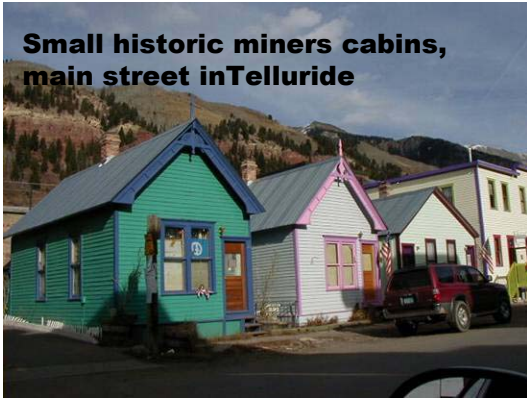


## 2.1 Community Character

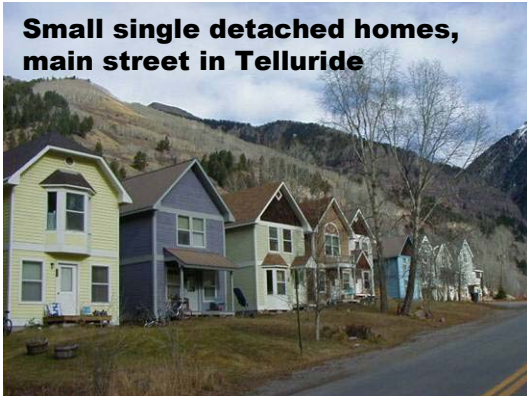
### OBJECTIVES

To ensure quality growth at a human scale that relates to existing patterns of development.

**Small historic miners cabins,  
main street in Telluride**



**Small single detached homes,  
main street in Telluride**



### DESIGN GUIDELINES

1. Incorporate existing cultural built, and natural heritage features.
2. Provide consistent street elements to complement and unify the community.
3. Incorporate topographical/natural features including significant vegetation.
4. Protect views and vistas of ridgelines, built and natural landmarks.
5. Create new views and vistas to prominent built or natural landmarks through the location of streets, intersections and sensitive site design.
6. Provide recreational/social opportunities through the proper location of new parks, public spaces and community facilities.
7. Create gateways at both entrances to the village core along Highway 158 through the design and placement of attractive buildings and amenities.



**Creative small house with  
detached garage in Telluride**



**Downtown post offices create  
community focal points**





## 2.2 Landmarks, Views and Vistas

### OBJECTIVES

To preserve June Lake's visual quality by maximizing views to existing landmarks, preserving existing ridgelines and creating new community vistas.



**The boulder provides a natural gateway feature in June Lake**



**Creative sculpture entrance feature in Crested Butte**

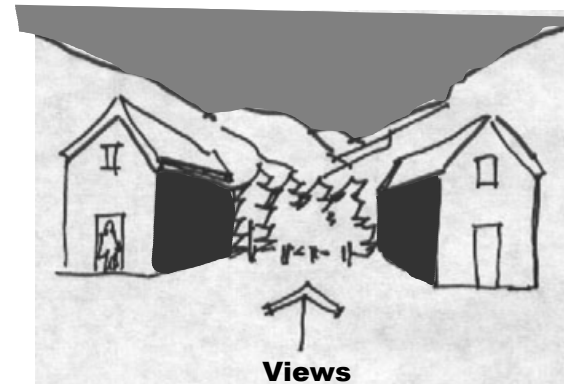
### DESIGN GUIDELINES

1. Preserve June Lake's visual quality.
2. Minimize visual obstruction of the natural environment surrounding the community.
3. Promote scenic views from commercial establishments and roadways.
4. Link June Lake's community areas visually.
5. Create landmarks to highlight significant views.
6. Provide special attention to public building design.
7. Enclose intersections with landmark buildings.
8. Ensure corner buildings are designed to relate to the street and respect the pedestrian environment.
9. Maintain consistent building setbacks, building heights, and ensure that upper stories on taller buildings are stepped back from the street.
10. Incorporate public art into new development at prominent locations.

**Double Eagle entrance feature**



**Community character workshop participants were given cameras and assigned to photograph significant views. The number one choice was the June Lake.**



**Site buildings to maintain established views where feasible, Winter & Associates**

## 2.3 Street Network

### OBJECTIVES

To create a highly connected street network providing for appropriate traffic distribution, safe pedestrian and cycling conditions, barrier free access and potential future transit.

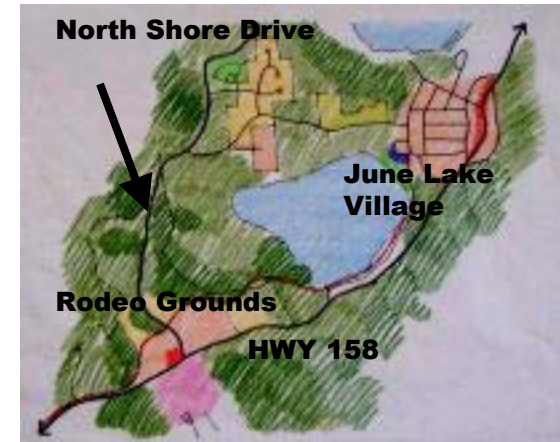


**June Lake Village existing street pattern**

### DESIGN GUIDELINES

1. Ensure the street network accommodates all intended users; automobiles, public transit, emergency vehicles, pedestrians, persons with disabilities and cyclists.
2. Minimize impact on natural environment.
3. Provide a well-integrated road network. Capitalize on opportunities to connect to the existing street network.
4. Maximize connections between roads to distribute traffic, increase route options and reflect the patterns of the existing Village.
5. Provide direct/safe/accessible pedestrian links, and utilize opportunities in the Village to improve connections.
6. Provide traffic-calming elements on local roads.
7. Optimize passive solar gain with the alignment of new streets (east-west street orientation to maximize southern exposure of buildings).

**Pedestrian crosswalk in Frisco, CO.**



**Main street June Lake with on-street parking**





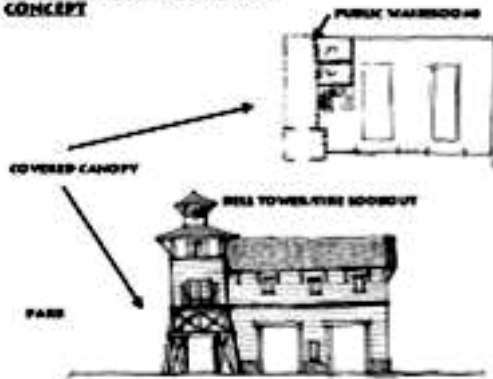
## 2.4 Parks, Open Spaces and Lakefronts

### OBJECTIVES

To provide a variety of outdoor recreational opportunities for all age groups, and to provide an accessible linked park, open space and lakefront system.



DOWN CANYON FIRE STATION CONCEPT



### DESIGN GUIDELINES

1. Design parks and public spaces for year-round use.
2. Design new neighborhoods to allow for appropriate public access to important natural features.
3. Locate parks as focal points in the community with appropriate street frontage.
4. Locate active recreational uses and any associated parking facilities in a manner that minimizes conflict with adjacent residential uses.
5. Provide public plaza/squares/open space in the Village and Rodeo Grounds.
6. Connect parks, open spaces and lakefronts with a continuous trail system.
7. Locate a neighborhood park in Down Canyon adjacent to the new fire station. Design the facility to function as a community place with outside-accessible public washrooms and a water fountain.
8. Maintain public access to important natural features and public areas.

**Mountain style gazebo in Frisco, CO.**



**A bridge at Copper Mountain provides improved pedestrian circulation**



**A park serves as a focal point in this Boulder neighborhood**



**An outdoor rink over the conference center creates an exciting activity area at Beaver Creek**



## 2.5 Trails

### OBJECTIVES

To create a world-class, community-wide, linked system of trails that connect neighborhoods to important community destinations. Design multiuse trails with a variety of route options. Conduct a community-wide trail study with appropriate public involvement, and create a multiyear implementation plan.

**A bridge serves as a gateway to a new neighborhood and provides safe access to existing xc ski trails**



**Trail signage, part of an ecosystem education project in Breckenridge**

### DESIGN GUIDELINES

1. Provide continuous looped trails.
2. Connect community facilities and activity centers.
3. Design to minimize impact on the natural environment.
4. Connect neighborhoods, recreational areas and businesses.
5. Accommodate a variety of user groups.
6. Create trails to minimize intrusion on homes, with input from local residents.
7. Encourage safety.
8. Mark trails clearly.
9. Connect to on-street bikeways.

**Pedestrian connections between houses can add needed connections in a community**



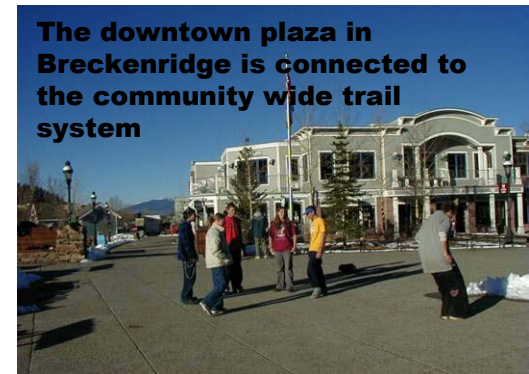
**Trails connecting existing and new neighborhoods**



**A pedestrian bridge reducing impact to wetland areas**



**The downtown plaza in Breckenridge is connected to the community wide trail system**





## 3.0 Commercial Core

### INTRODUCTION

To retain the Village as the community's commercial core. Clearly define the desired visual character by promoting development with a broad range of uses, consistent quality of built form, a fine pattern of streets and buildings, pedestrian-scale development, regard for local heritage, discrete and with well designed parking areas. Maximize retail frontage along Highway 158 to accommodate future community needs. These Guidelines have been organized to encourage the development of a successful village core. Sections include:

- 3.1 Pedestrian-oriented Streets
- 3.2 Pedestrian Amenities
- 3.3 Parking and Site Circulation
- 3.4 Gateways and Focal Points
- 3.5 Building Form
- 3.6 Massing and Building Design
- 3.7 Creative Signage



**This small main street building has a gable roof fronting the street reminiscent of historic June Lake structures**

**Temporary coffee shop in trailer for peak season in Telluride**



## 3.1 Pedestrian-Oriented Streets

### OBJECTIVES

To create lively, attractive, functional and pedestrian-friendly streetscapes.

**Sidewalk sales attract customers in this small seasonal east coast community**



**Canopies provide shade and weather protection along the south facing side of main street in Banff**



### DESIGN GUIDELINES

1. Design for pedestrians.
2. Create continuous pedestrian activity.
3. Orient buildings/activities to street.
4. Provide street-level visibility into buildings.
5. Maximize retail uses along the street edge.

**Street furniture enhances the visitor experience to Crested Butte**



**Buildings, street trees and lighting helps to create outdoor rooms**



**Frequent main street transit stops are essential to attract users**



**A main street bakery serving coffee through the window helps to animate the street**



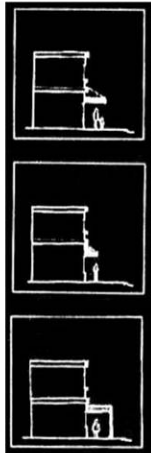
**Bollards and a seatwall provide safe pedestrian areas in Tahoe City**



## 3.2 Pedestrian Amenities

### OBJECTIVES

To encourage the development of safe, attractive and functional pedestrian amenities.



#### WEATHER PROTECTION OPTIONS

1. CANOPY

2. AWNING

3. COLONNADE

### DESIGN GUIDELINES

1. Provide safe pedestrian connections.
2. Create pedestrian plazas.
3. Provide shelter and lighting at transit stops.
4. Create safe connections to parking areas.
5. Provide weather protection via canopies, awnings or colonnades.
6. Provide covered outdoor entry areas.
7. Provide clear and direct pedestrian routes
8. Encourage "eyes on the street."
9. Provide public facilities such as seating, restrooms, drinking fountains, weather protection, etc.

**Safe pedestrian connections between buildings to rear parking areas benefit the neighboring businesses**



**Shop front windows can be added to walkways accessing rear parking areas**



**A pedestrian canopy at this hotel entrance provides weather protection**



**These small spaces are designed with attention to details that attract customers**

